

**ORDINANCE NO. 20090115-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9609 SWANSON'S RANCH ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2008-0052, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 6, Resubdivision of a Portion of Lot 3, Swanson's Ranchettes No. 2 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 19, Page 38, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 9609 Swanson's Ranch Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. Development of the Property shall comply with the following regulations:

- 1) The maximum building coverage is 35 percent.
- 2) The maximum impervious cover is 60 percent.
- 3) The maximum height is 35 feet from ground level.
- 4) The maximum height is two stories.
- 5) The maximum floor to area ratio (FAR) is 0.35 to 1.0.

B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 150 trips per day.

C. All parking shall be located on-site.

D. The following uses are prohibited uses of the Property:

Business or trade school	Business support services
Convalescent services	Club or lodge
Commercial off-street parking	Cultural services
Guidance services	Hospital services (limited)
Printing and publishing	Restaurant (limited)
Medical offices (exceeding 5000 sq. ft. of gross floor area)	
Medical offices (not exceeding 5000 sq. ft. of gross floor area)	

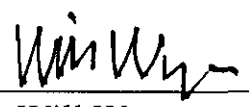
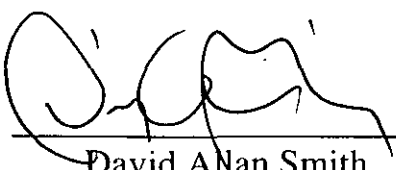
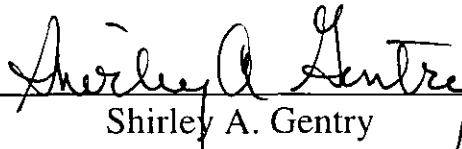
E. The following uses are conditional uses of the Property:

College and university facilities	Congregate living
Group home, Class II	Private secondary educational facilities

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on January 26, 2009.

**PASSED AND APPROVED**

January 15	§	
, 2009	§	
	§	Will Wynn
		Mayor
<b>APPROVED:</b>		<b>ATTEST:</b> 
	David Anan Smith	Shirley A. Gentry
	City Attorney	City Clerk

